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To: DA Submission Mailbox
Subject: Online Submission

08/03/2023

MR John Flower
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Manly NSW 2095
[REDACTED]

RE: DA2022/2081 - 292 Condamine Street NORTH MANLY NSW 2100

APPLICATION NUMBER: DA2022/2081

The subject development application relies heavily on the attached schematic master plan. That plan is presented as though it is not fundamental to the application. It is.

In particular, several components of the master plan require critical assessment for the subject application to be formally assessed. The master plan requires professional design and reporting with particular regard to the following:-

CLUB SERVICE ACCESS TO PUBLIC ROAD

In the Development Application the architectural drawing DWG No.: GA2020-023-100 describes the land between the Golf Club proposal and Kentwell Road as:-

"council facilities are indicative only with the final layout of sporting courts and car parks to be determined by Northern Beaches Council within the footprint shown"

This effectively gives the Golf Club no certainty about how service vehicles will access the clubhouse from Kentwell Road, and there would be nothing preventing the Council from changing the master plan at any time in the future.

Legislation prevents the authorities giving an approval for a development that has no access to a public road. The curtilage of the proposed Application should include access to Kentwell Road, and if it is in a form as currently described in the master plan, then it should include a traffic study by a qualified traffic consultant.

CONSTRUCTION AND SERVICE VEHICLE EGRESS TO KENTWELL ROAD

Service vehicles exiting into Kentwell Road cannot make a legal left hand turn in the plan described as the Council Master Plan. Service vehicles making a right hand turn onto Kentwell Road cannot make a right hand turn at Condamine Street. The combination of these two conditions is that service vehicles cannot head north after leaving the site.

The Master Plan carpark needs to be designed to make service vehicle left hand turns to Kentwell Road conform with current Australian Standards.

CONSTRUCTION MANAGEMENT PLAN

The Construction Management Plan describes in clause 9.1.2 the Type & Size of Vehicles.

DISABLED ACCESS TO CLUB FROM CARPARK

Disabled access is required from the accessible car spaces to the club house. As currently proposed the accessible car spaces have no ground access to the club house that complies with the Australian Standards.

The accessible spaces are remote from the club house. They appear to be about 50m from the entry to the club house without covered access. They should be closer to the entry and have all weather access.

The accessible car spaces appear to be about 800mm below the entry level of the club building with no apparent accessible connection.

OVERLAND FLOW CIVIL DESIGN

There is conflicting design information regarding overland flow during flood events. The Stellen civil design drawing CV-100 shows excavation adjacent to the proposed club house of around 80mm on average. On page 7 of the Stellen Flood Management Report the conclusion states that through the proposed cut and fill there will be a compensatory excavation of 134.47cm.

However, to access the clubhouse from the carpark, as located on the civil design, there will need to be around 800mm of fill around the entry to the club house and grading down to the carpark.

Equally the service area to the east of the proposed club house will require extensive fill of around 800mm. These fill zones will clearly negate the noted compensatory excavation and therefore interfere with the overland flow and will change the direction of the flow, which has not been reported on.

EXCAVATION AS PART OF DA REQUIRES FORMAL APPROVAL

The documentation accompanying the Development Application states that the excavation across the masterplan site is a necessary part of this application. Either the master plan is part of this application or it is not.

If it is not part of the application then such things as flood planning, among other things, will not be able to be formally assessed as a valid inclusion, as it would be subject to change that could negate any consent conditions for this application.

DEMOLITION NEEDS CONSENT

Demolition works require consent in one form or other under current legislation. If the demolition of the squash, futsal and tennis courts, and the existing club building are a necessary component of this application (ie for construction access) then they will need to obtain consent and form part of this application.

CHANGE OF USES IN MASTERPLAN

The master plan proposes removal of the sports facilities and the amenity building and replacement with carparks and relocation of the tennis courts. This is a change of use for that site will require formal consent.

As this Development Application is highly dependent on the form of the master plan. Consent for the change of use and the design of the proposed tennis courts and carpark will need to be considered as part of this application.

A professional design that addresses, among other things, drainage and lighting of both the tennis courts and carpark should be part of the subject application.